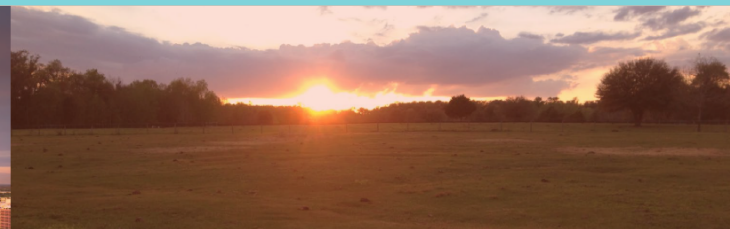


We know this land.



**Eshenbaugh**  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is for a builder to acquire all or part of up to 40 developed lots within Southern Hills Plantation Club in Brooksville, FL. The majority of the estate lots are either on the golf course or back up to conservation land. Lots are ranging from 80' to 120' in width and are at 150' of depth or more.

This premier Pete Dye designed golf community combines modern homes and resort-style amenities with a casually elegant Southern lifestyle. All amenities are complete and in place, among these are a major swimming facility, fitness center, and clay tennis courts. Southern Hills Plantation features tree-lined streets, classic Southern architecture and an acclaimed Pete Dye championship golf course named one of the Top 100 of all residential golf courses in the United States by GolfWeek. The golf course that is in place and hosting major events, like a PGA tour qualifier.

## LOCATION DESCRIPTION

Southern Hills is located at 19850 Southern Hills Boulevard in Brooksville, FL 34601 It is just 30 minutes north of Tampa, Florida and the Tampa International Airport, Southern Hills Plantation boasts towering live oaks and that genteel spirit, which is in full bloom year round.

## PROPERTY SIZE

40 Finished Lots ranging from 80'-100' in width.

## PARCEL ID

R2231910357201100910

## PROPERTY OWNER

S3 Land Holdings LLC

## PRICE

\$2,600,000 (\$65,000/finished lot) – The seller would consider a take-down for 20-lots, with a solid deposit for the next 20-lots.

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

**Bill Eshenbaugh, CCIM, ALC**

President, Lic. Real Estate Broker

813.287.8787 x1

[bill@thedirtdog.com](mailto:bill@thedirtdog.com)



# Available Lots



1 Sterling Bluff	6 Grand Summit	11 Majestic Hills Estates	16 Oak Bluff Estates
2 Summit View	7 Southern Valley	12 Majestic Hills Grand Estates	17 Creek Ridge Grand Estates
3 Lily Pond	8 Autumn Oaks	13 Pinnacle Place	18 Oak Bluff Estates
4 Golf Vista	9 Southern Valley	14 Forest Garden	19 Hidden Hills
5 Grand Oaks	10 Hickory Hills	15 Bristol Wood	

# Aerial



# Birds Eye View of Property



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# Sunset Over the Golf Course



# Rolling Hills of Pete Dye Golf Course



# Southern Style Club House





# Family Residence



# Demographics Map & Report

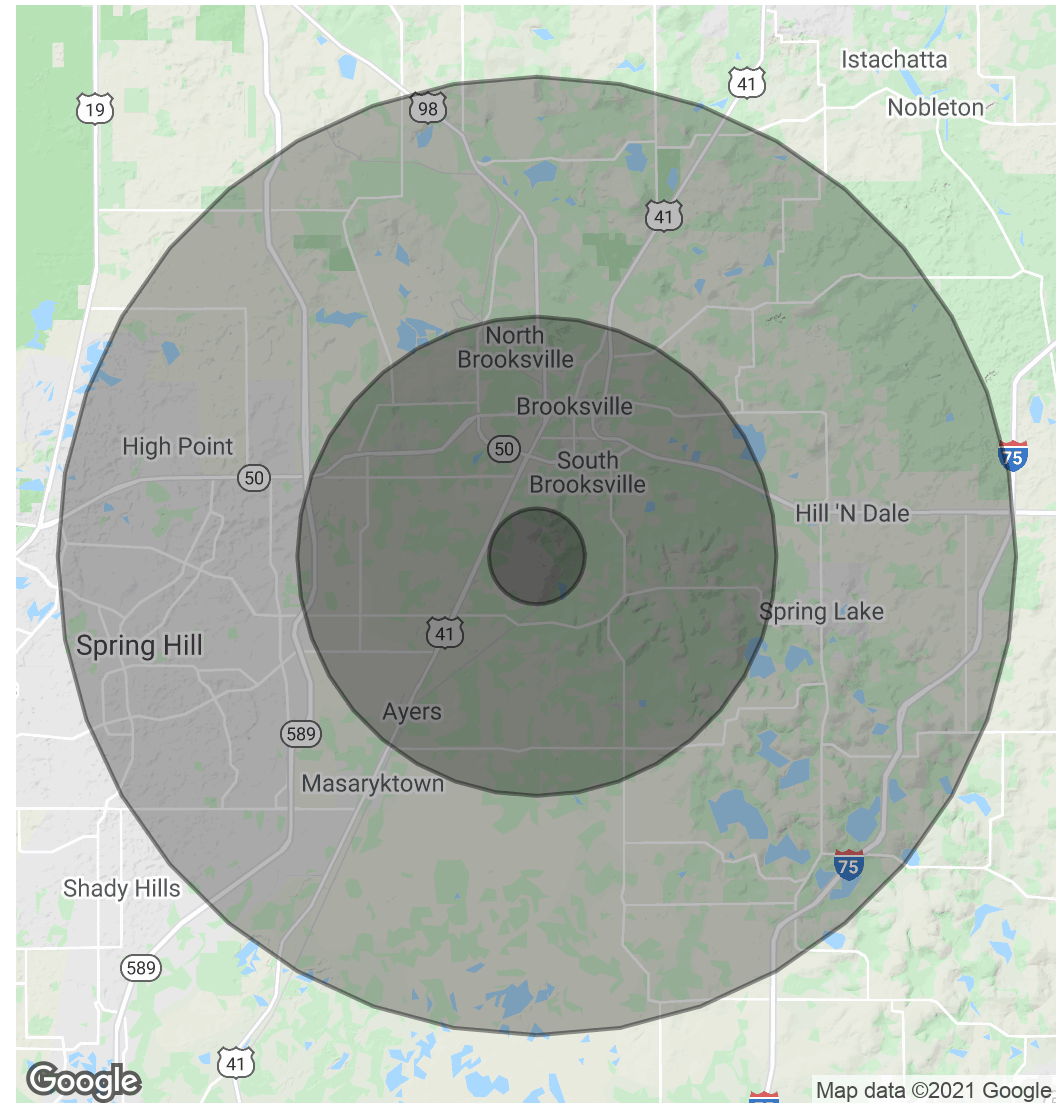
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	400	23,904	112,471
Average age	45.8	44.1	45.1
Average age (Male)	41.7	40.2	43.9
Average age (Female)	47.5	46.5	46.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	150	9,716	44,726
# of persons per HH	2.7	2.5	2.5
Average HH income	\$72,808	\$51,525	\$55,035
Average house value	\$272,901	\$240,172	\$188,325

\* Demographic data derived from 2010 US Census

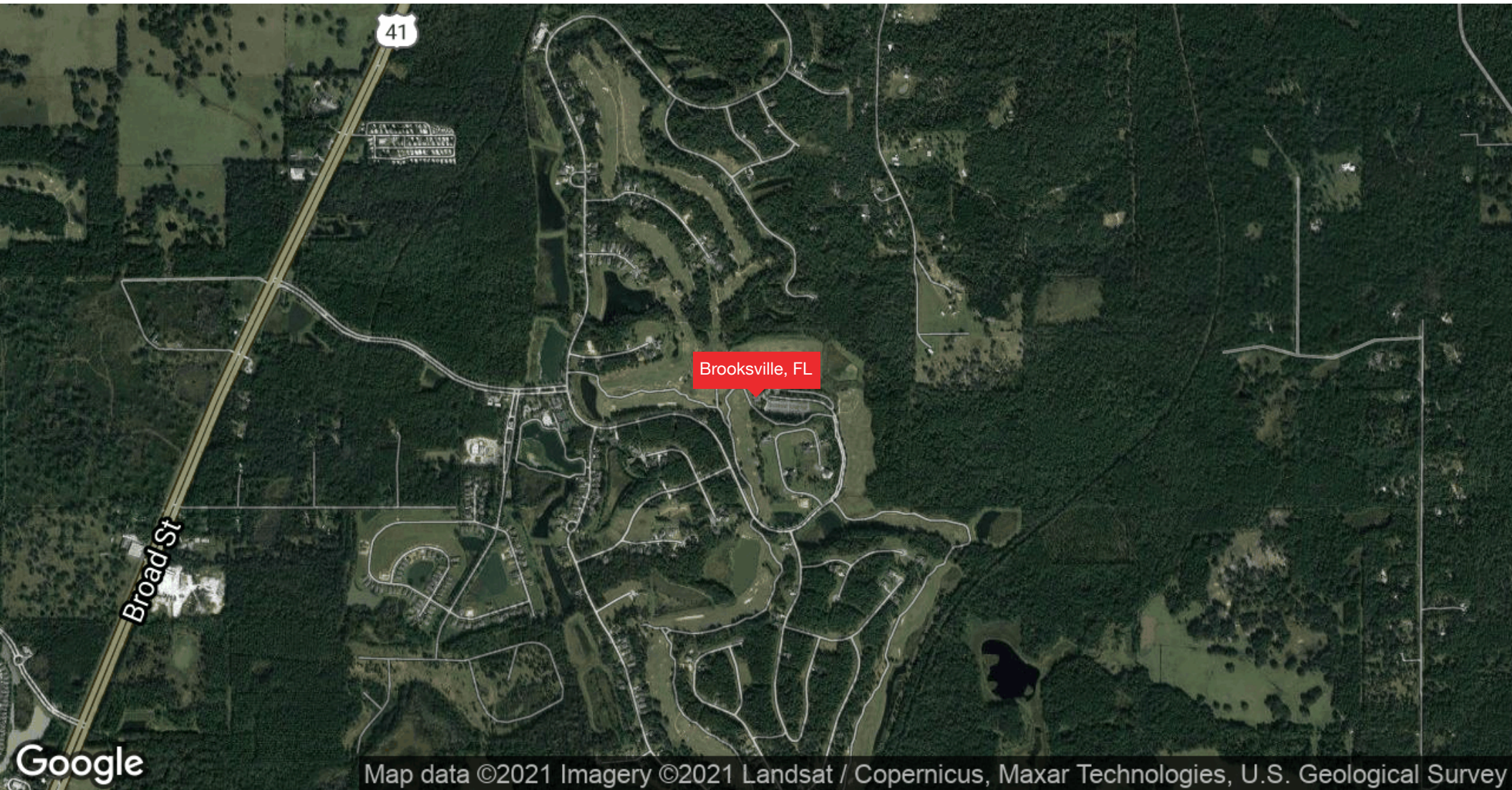


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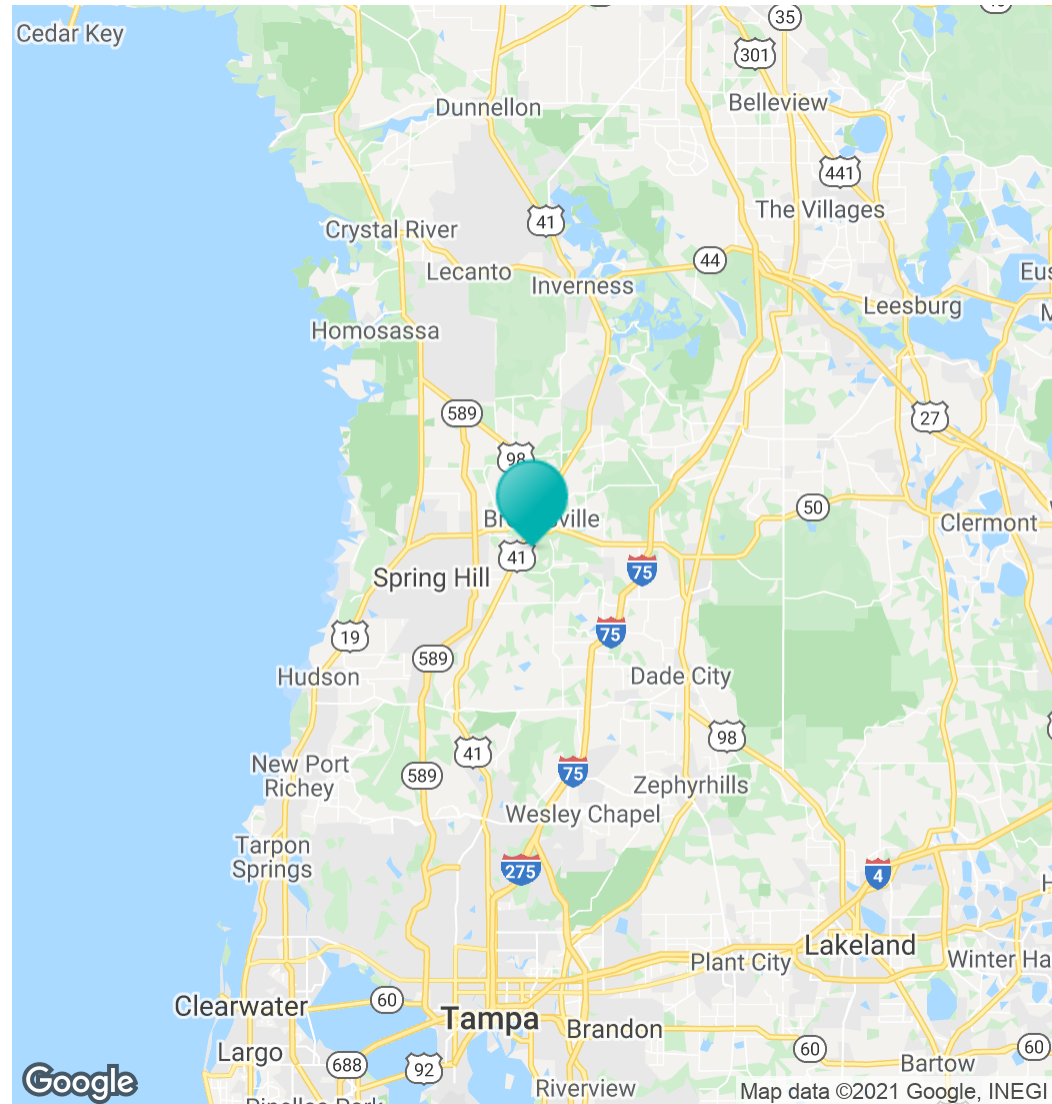
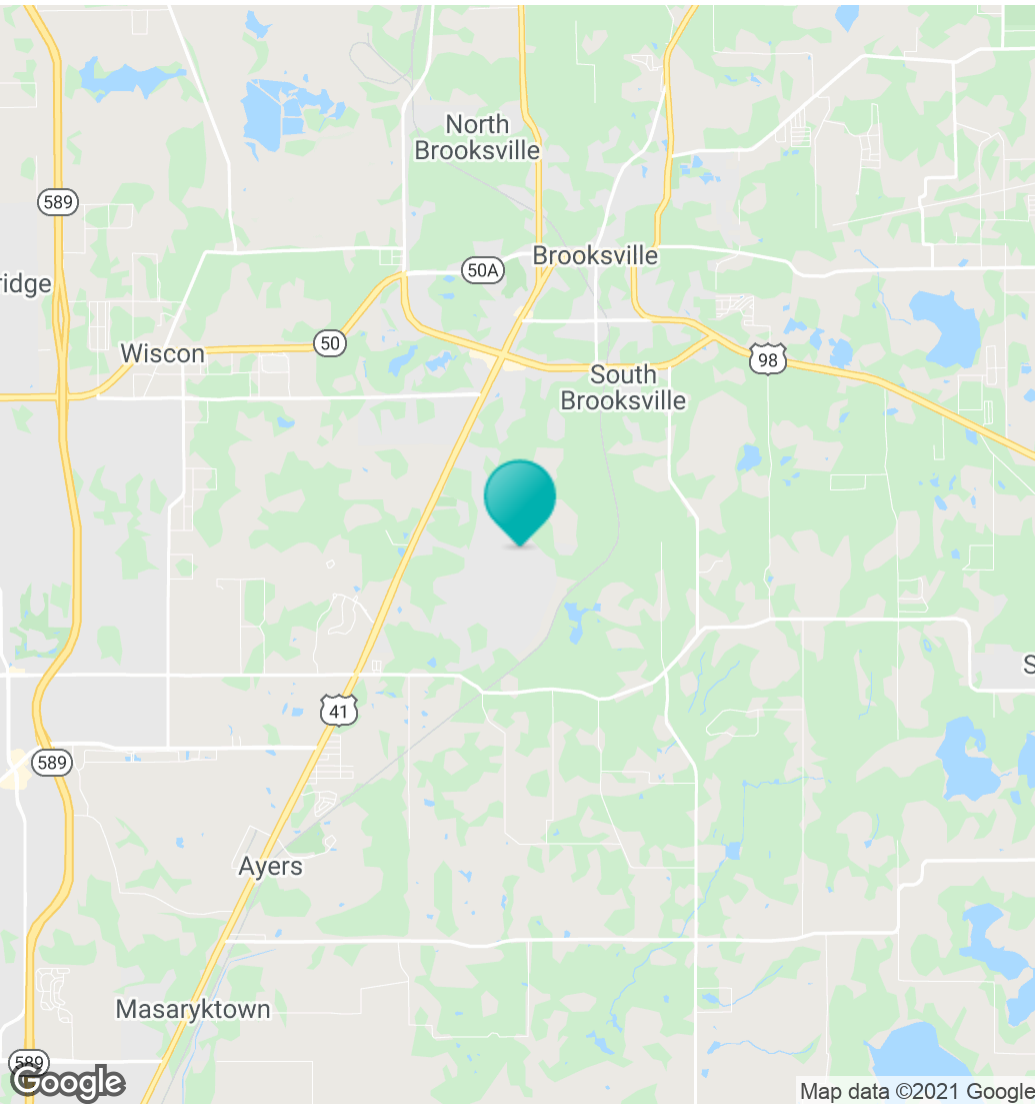


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# Regional Map



# Location Map



# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.